

Notice of Meeting and Agenda
City Council Chamber, 735 Eighth Street South, Naples, Florida

Welcome to today's meeting. If you wish to address the Board regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the dais prior to consideration of that item. We ask that speakers limit their comments to 3 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Planning Advisory Board Regular Meeting
Wednesday, April 11, 2018
8:30 AM

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page <https://www.naplesgov.com/> or call the City Clerk's Office, 213-1015. All written, audio-visual and other materials presented to the Board in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.

Notice: Due to the length of the agenda, items scheduled on the April 11, 2018 meeting may be carried over and heard on April 12, 2018 beginning at 8:30 am.

1. Call to Order
2. Swearing in of New and Returning Members
3. Roll Call
4. Pledge of Allegiance
5. Changes to the Agenda
6. Public Comment

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.

7. Approval of Minutes

7.A. Draft Minutes of the March 14, 2018 PAB Meeting
[Minutes](#)

8. Public Hearing(s)

8.A. Site Plan with Deviations Petition 18-SPD3 - To be heard concurrently with 18-DA2
Consider a resolution determining Site Plan with Deviations Petition 18-SPD3 for a deviation to Section 58-538 to allow elevator shafts, stair towers, access to an amenity deck, pool lift for ADA compliance, chimneys, mechanical equipment and screening for mechanical equipment, and a non-habitable rooftop cupola to exceed the allowed maximum height of 3 stories and 42 feet by 7 feet; a deviation to Section 58-540 to allow a maximum lot coverage of 50 percent where a maximum of 45 percent is required; a deviation from Section 50-102(b)(1) to allow loading facilities in generally unoccupied right-of-way parking spaces located adjacent to the development and adjacent to and across the street from commercially zoned land prior to 11:00 a.m. each day, except Saturdays when those parking spaces are required for operators and patrons of the Farmers Market on Third Street; and consider conditional use approvals pursuant to Section 58-533 for transient lodging, to Section 50-103(e) for valet parking, and to Section 50-107 for a parking needs analysis, for property located at 1160 and 1170 3rd Street South, and owned by 2000 Neapolitan Limited Partnership, a Florida limited partnership, and Third Street Plaza, LLC, a Florida limited liability company, and leased to Old Naples Hotel, LLC, a Delaware limited liability company.

Recommended Action: Approval with conditions

[Staff Report for 18-SPD3 and 18-DA2](#)

[RESOLUTION - 18-SPD3](#)

[Site Plan with Deviations Application](#)

[Legal Description](#)

[Photo of Old Hotel](#)

[Rooftop Embellishments](#)

[Usable Open Space](#)

[Rendering](#)

[Right of Way Loading](#)

[Right of Way Parking](#)

[Traffic Impact Statement](#)

[Traffic Impact Analysis](#)

[Valet Parking Plan](#)

[Executive Summary to Parking Needs Analysis](#)

[Parking Needs Analysis](#)

[Disclosure - Third Street and 2000 Neapolitan](#)

[Disclosure - Old Naples Hotel](#)

[Deeds](#)

[17 Memorandums of Lease](#)

[Aerial](#)

Survey
Architectural Plans
Civil Plans
Landscape Plans
Mezzanine Plan & Section
14th Ave S ROW Improvements
Roundabout Feasibility Study
Correspondence
Credentials - Petitioner
Site Plan Approval
Credentials - Staff
Labels

- 8.B. Development Agreement Petition 18-DA2 - To be heard concurrently with 18-SDP3 A Resolution determining Development Agreement Petition 18-DA2 to clarify that if City Council approves the Site Plan with Deviations Petition 18-SPD3, construction shall commence within 48 months as provided in Section 46-33(g)(3) of the Code of Ordinances and the Conditional Uses will not expire twelve (12) months after that date of approval as provided in Section 46-34 of the Code of Ordinances, for property located at 1160 and 1170 3rd Street South, more fully described herein; directing the City Clerk to record the Development Agreement; and providing an effective date.

Recommended Action: Approval

[Staff Report for 18-SPD3 and 18-DA2](#)

[Resolution - 18-DA2](#)

[Application](#)

[Development Agreement](#)

[Legal Description](#)

[Disclosure - Third Street and 2000 Neapolitan](#)

[Disclosure - Old Naples Hotel](#)

[Deeds](#)

[Memorandums of Lease](#)

[Aerial](#)

[Survey](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

- 8.C. Conditional Use Petition 18-CU2 - Petitioner requests continuance to the May 9, 2018 meeting.
Consider a resolution determining Conditional Use Petition 18-CU2, pursuant to Section 58-263(4) of the Code of Ordinances, to allow a transient lodging unit in the C2-A Waterfront Commercial District located at 801 River Point Drive, Unit 107-A
Recommended Action: Continue
[Request for Continuance](#)

8.D. Text Amendment 17-T3

An Ordinance relating to airport zoning; amending the Airport Overlay District; amending Chapter 58, Zoning, of the City of Naples Code of Ordinances, by amending Article III. Special Overlay Districts, Division 4, Airport Overlay District; providing for conflict and severance; providing a repealer provision; and providing an effective date.

Recommended Action: Recommend Approval

[Staff Report](#)

[Ordinance](#)

[Consultant Report](#)

[Consultant City Council Presentation](#)

[Airport Noise](#)

[Airport Obstructions](#)

[Selfon Comments](#)

[Melican Comments](#)

[Interlocal Agreement](#)

[Credentials - Kireyev](#)

8.E. Appeal Petition 18-AA1

A Resolution determining Appeal Petition 18-AA1 disputing the administrative determination denying the building permit for the replacement of a nonconforming sign, pursuant to Section 50-38(c)(3) City of Naples Code of Ordinances, that was more than 50% damaged on property located at 4067 9th Street North.

Recommended Action: Recommend Approval

[Staff Report](#)

[Resolution](#)

[Application](#)

[Code Enforcement Memorandum.](#)

[Photo.jpg](#)

[Building Permit Application](#)

[Credentials - Jacobsen](#)

[Credentials - Planning](#)

[Labels](#)

8.F. Site Plan with Deviations Petition 18-SPD1

Consider a Resolution determining Site Plan with Deviations Petition 18-SPD1 for a deviation from Section 58-910 to allow for architectural embellishments, mechanical equipment, mechanical screen enclosures, elevator shafts and stair towers to extend 7 feet above the maximum allowable height of 42 feet; and consideration of conditional use approval pursuant to Section 58-904 to allow for transient lodging facilities in the D, Downtown District on property located at 101 8th Street South and owned by 101 Development Group, LLC.

Recommended Action: Approval with Conditions

[Staff Report](#)

[Resolution](#)

[Application](#)

[Ethics Disclosure](#)
[Survey](#)
[Location Map](#)
[Plans - Site Development](#)
[Plans - Architectural](#)
[Plans - Landscape](#)
[Operating Plan](#)
[Restrictive Covenant](#)
[Traffic Impact Statement](#)
[Soil Report](#)
[Letter of Utilities Availability](#)
[On-Street Parking Allocation Tracking Sheet](#)
[Site Plan Approval Letter](#)
[Credentials - Petitioner's Agents](#)
[Credentials - Planning Staff](#)
[Mailing Labels](#)

8.G. Nonconformity Petition 18-N2

Consider a Resolution determining Nonconformity petition 18-N2, pursuant to Section 46-35 of the Code of Ordinances, to allow for the horizontal expansion of an existing covered front entryway along the existing nonconforming setback approximately 27 feet 10 inches from the east (front) property line, where a 35 foot reduced front yard is required in the R1-15, Residence District, for the existing single family residence on property located at 3550 Gordon Drive.

Recommended Action: Approval with Conditions

[Staff Report](#)

[Resolution](#)

[Application](#)

[Ethics Disclosure](#)

[Plans](#)

[Credentials - Petitioner](#)

[Credentials - Staff](#)

[Mailing Labels](#)

8.H. Nonconformity Petition 18-N3

Consider a Resolution determining Nonconformity Petition 18-N3, pursuant to Section 46-35 of the Code of Ordinances, to allow for the horizontal expansion of an existing single family residence along the existing nonconforming setback approximately 17 feet 3 inches from the west (front) property line, where a 25 foot reduced front yard is required in the R1-10, Residence District, for property located at 207 Broad Avenue South.

Recommended Action: Approval with Conditions

[Staff Report](#)

[Resolution](#)

[Application](#)

[Ethics Disclosure](#)
[Plans](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Mailing Labels](#)

- 8.I. Site Plan with Deviations Petition 18-SPD4
Consider a Resolution determining Site Plan with Deviations Petition 18-SPD4 for a deviation from Section 58-566 of the Code of Ordinances to allow for an encroachment into the required 10 foot front yard; a deviation from Section 58-570 of the Code of Ordinances to allow for lot coverage exceeding the maximum of 45% allowed; deviation from Chapter 50, Article IV, Parking and Loading, of the Code of Ordinances to allow for deviations to the parking requirements; and consideration of conditional use approval pursuant to Section 58-563 of the Code of Ordinances to allow for a residential dwelling unit in the C1-A, Commercial Core District on the property located at 340 8th Street South and owned by Andrea Clark Brown.
Recommended Action: Approval
[Staff Report](#)
[Resolution](#)
[Application](#)
[Ethics Disclosure](#)
[Survey & Site Photographs](#)
[Architectural Plans](#)
[Elevations & Renderings](#)
[Landscape & Lighting Plans](#)
[Site Plan Letter](#)
[Credentials - Petitioner](#)
[Credentials - Staff](#)
[Mailing Labels](#)
- 8.J. Variance Petition 18-V2
Consider a Resolution determining Variance Petition 18-V2, for a variance from Section 56-93(c)(1) of the Code of Ordinances, to allow for a pier and boat lift with a shore-normal dimension of approximately 42 feet 6 inches, exceeding the maximum allowable shore-normal dimension of 25 feet for a combined pier and boat lift in Aqualane Shores, on property located at 989 Aqua Circle.
Recommended Action: Approval with Conditions
[Staff Report](#)
[Resolution](#)
[Application](#)
[Ethics Disclosure](#)
[Survey](#)
[Plans](#)
[Letters of No Objection](#)
[Correspondence](#)

[Credentials - Staff](#)
[Mailing Labels](#)

- 8.K. Text Amendment 18-T1
Consideration of Text Amendment 18-T1 amending Chapter 16, Article III; Section 16-112, governing the demolition of historic structures in order to update the list of contributing structures subject to the 180 day demolition waiting period.
Recommended Action: Recommend Approval

[Staff Report](#)

[Ordinance](#)

[Naples Register of Historic Places](#)

[Ordinance 06-11179](#)

[Labels](#)

- 8.L. An Ordinance adopting Comprehensive Plan Amendment Petition 17-CPA1 to amend the Comprehensive Plan in accordance with Florida Statute Section 163-3191
Recommended Action: Review the amended elements and maps, make changes and provide a recommendation to City Council.

[Staff Report](#)

[Transportation Element](#)

[Public Facilities and Water Resources Element](#)

[Water Supply Facilities Work Plan Sub-Element](#)

[Parks and Recreation Element](#)

[Concurrency Management System Element](#)

[Public School Facilities Element](#)

[Existing Land Use Map](#)

[Overlay District Map](#)

[Coastal Resources Map](#)

[Natural Resources Map](#)

[Traffic Circulation Map](#)

[Traffic Count Map](#)

[Stormwater Facilities Map](#)

[Parks Recreation and Open Space Map](#)

[Future Land Use Map](#)

9. Correspondence and Communication

10. Public Comment

11. Adjourn